



Professionals

Armidale

LANDLORDS NEWSLETTER



**JAMIE
WILLIAMS
HEAD,
PROPERTY
MANAGEMENT**

“ JENNA WAS WONDERFUL TO DEAL WITH...
HER PROFESSIONALISM AND NEGOTIATION SKILLS
MADE THE WHOLE EXPERIENCE VERY EASY,
AND STRESS FREE.
SO GLAD TO HAVE WORKED WITH HER.

URALLA HOME BUYER

PROPERTY MANAGEMENT WRAP UP

March has seen another strong month for the Armidale investor market with our agency conducting 96 inspections resulting in 33 properties being leased.

Two bedroom, 1 bathroom units are still gaining significant interest with a number of our two bed, one bath units being leased after the first inspection. Similar to February, four bed, two bath, and two garage properties priced between \$450 - \$500 per week are extremely sought after. 16 Centura Crescent fits this brief and was leased after its first Saturday open home.

The RBA has announced that investor loans for January 2021 have increased 22.7% since January 2020. The Government wants to keep the property market moving which in turn increases consumer confidence. The Australian Bureau of Statistics (ABS) has announced that household wealth increased \$501 billion in the last quarter of 2020.

When the ABS compiles data on wealth it refers to residential property, superannuation savings, shares and other financial assets and non-financial assets such as cars and artworks. Last week the ABS also reported that unemployment fell 5.8%. The ABS also states that employment has risen by almost \$120,000 jobs since January 1st 2021.

With the COVID-19 rental moratorium ceasing on March 26th, 2021, this will bring further confidence to inexperienced investors who were uncertain about terminating tenants due to arrears during the COVID-19 period. All signs are leaning towards April being another excellent month for Armidale property investors.

To speak with one of our investment specialists, contact the office on (02) 6772 4549.

MARCH 2021

INVESTMENT PROPERTY OF THE MONTH



RENOVATED DUAL RESIDENCES | PRIVATE 4,373M² BLOCK | \$530,000 TO \$560,000 | EST 660 PW

This unique offering of two separate homes presents an effortless move-in ready opportunity for investors or multi-generational families. Thoughtfully renovated with practical modern touches, promote a sense of light and airy space and comfort.

The front house features a galley style kitchen, three bedrooms, two bathrooms and a pair of living spaces, including one with a cosy wood-burning fireplace. Three bedrooms also await in the second home (including a supersized main bedroom with ensuite), a well-lit living area, a second additional bathroom, mudroom and interior laundry, along with a bright kitchen with enough floor space for a meals zone.

A large 20x16m shed for equipment storage or additional parking, plus ample potential for further development. Offering convenient access to UNE, childcare and the Giraween Shopping Centre this is a terrific choice for a family looking to spread out or for a savvy investor seeking a strong yield.

Contact Ben Saxby on 0413 279 884 or Jenna Vickery on 0481 793 488 to arrange an inspection of this unique investment opportunity today.

Our property management philosophy is simple – to minimise arrears, vacancies, and expenses and to maximise your return



HAVE YOU MET JAMIE?

Jamie Williams, is our newly appointed Director (as of 1 January 2021), Professionals Armidale.

Jamie is also our investment specialist and head of property management. Jamie has been involved successfully in real estate since 2014 when he bought his first investment property.

Get to know Jamie in our Spotlight Series: professionalsarmidale.com.au/category/local-news/staff-spotlight/

LOCAL HANDS YOU CAN TRUST